

THE Catholic Syrian Bank Ltd
7th Floor, Rani Seethai Hall,
603, Anna Salai, Chennai -600006
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AUCTION SALE NOTICE

Sale of Immovable Properties Mortgaged to the Bank under Securitisation and Reconstruction of Financial Assets and Enforcement of security Interest Act, 2002 (SARFAESI ACT)

Whereas, the under noted persons have borrowed money from The Catholic Syrian Bank Ltd, **Padi branch** and they owe the amounts with interest, cost and other charges thereon as mentioned against their name herein below. The Bank had issued notice under the Act and the Authorised Officer had taken possession of the property on and decided to sell the property under Rules 8 and 9 of the Security Interest (Enforcement) Rules 2002, by inviting tender from the general public. As per Sec 13(4) of the Act, Secured creditor is entitled to effect sale of the assets taken possession of and realise the proceeds towards outstanding balance. In accordance with the same, the Authorised officer intend selling the schedule mentioned securities by way of public tender /auction.

Sl No.	Borrowers/Guarantors	Amount due to the Bank as on 31.01.2016
1	<p>Borrower: M/s Chitiram Housing and Constructions Pvt Ltd, Chitiram Towers , Plot No.11, Karpaga Vinayagar Koil Street, Near Sita devi Garodia Vidhyalaya, East Tambaram , Chennai – 600 059</p> <p>Guarantors: 1)Mr. John Basil. S.J. Flat No. F-1, First Floor , Tharshan Flats, Plot No.11A, Avia Enclave, Balakrishna Street, Nanmangalam Chennai – 600 117</p> <p>2)Mrs. Mini Thresiya. P. W/o Mr John Basil S J Flat No. F-1, First Floor , Tharshan Flats, Plot No.11A, Avia Enclave, Balakrishna Street, Nanmangalam Chennai – 600 117</p>	<p>Rs.1,58,95,005.24 (Rupees One crore fifty eight lakh ninety five thousand five and paise twenty four only) with future interest, cost and other charges thereon</p>

DESCRIPTION OF PROPERTIES

Item No.1: All that piece and parcel of property consisting of commercial building with a built up area of 7116 Sq Ft (inclusive of common area) consisting of Ground, First and Second Floor at Door No. 25, Karpaga Vinayagar Koil Street, Selaiyur Chennai -73 bearing Plot No.11, duly approved vide PPA No. 220/09, PPL No. 202/09 dated 30.04.2009 together with 2268 Sq ft undivided share of land in 4484 Sq ft comprised in Sy No. 333/A1 part, Situated at No.33, Selaiyur Village, Tambaram Taluk, Kancheepuram District in the Ownership of Mrs Mini Thresiya P (Director) , Chitiram Housing & Constructions Pvt Ltd (more fully described in schedule of Sale Deed Reg No.4291/2010 dated 28.04.2010 of SRO, Tambaram and Construction Agreement dated 05/04/2010)

Reserve Price for Item No.1-Rs.1,62,78,000/-

EMD-Rs.16,27,800/- (Rupees Sixteen lakh twenty seven thousand eight hundred only)

Item No.2: Flat No. F-3, having a plinth area of 1040 Sq ft (including common area and one car parking), in First Floor , along with 568 Sq ft of undivided share in the land measuring a total extent of 4484 Sq ft bearing Plot No.11, duly approved vide PPA No. 220/09, PPL No. 202/09 dated 30.04.2009 , Karpaga Vinayagar Koil Street, situated at No.33, Selaiyur Village comprised in Sy No. 333/1A1 part, T S No.24, Block No.25, Ward No G , Tambaram Taluk, Kancheepuram district in the Ownership of Mrs Mini Thresiya (Director) , Chitiram Housing and Constructions Pvt Ltd (more fully described in schedule of Sale Deed Reg No.4290/2010 dated 28.04.2010 of SRO, Tambaram and Construction Agreement dt 28/04/2010)

Boundaries of the plot

North	Property belonging to Mr Govindaraja Pillai
South	Property belonging to Mr Venkatesh
East	Karpaga Vinayagar Koil Street
West	Property belonging to Mr P Mohanasundaram

Reserve Price for Item No.2-Rs.30,97,000/-

EMD-Rs.3,09,700/- (Rupees Three lakh nine thousand seven hundred only)

Item No.3: Flat No F-1 having a plinth area of 1594 Sq ft (including common area and two car parkings) in First Floor in Tharshan Flats along with 703 Sq ft of undivided share in the land measuring a total extent of 1550 Sq ft, bearing Plot No.11A, situated at Old No. 98, New No.19, Nanmangalam Village, "Avia Enclave" comprised in Sy No, 298/3 in Tambaram Taluk, Kancheepuram District in the Ownership of Mr S J John Basil (Director) , Chitiram Housing & Constructions Pvt Ltd (more fully described in schedule of Sale Deed Reg No.2423/2011 of SRO, Pallavaram and Construction Agreement dt 10/05/2010)

Boundaries of the plot

North	16 Feet Road
South	Plot No. 11B
East	Plot No.10
West	30 Feet Road

Reserve Price for Item No.3-Rs.46,82,000/-

EMD-Rs.4,68,200/- (Rupees Four lakhs sixty eight thousand two hundred only)

INSPECTION OF PROPERTY	11.03.2016 (Friday 10 .30 a.m to 5 p.m) for Item No.1,2 & 3
Date & Time and place of Auction	23.03.2016 at 11.00 a.m The Catholic Syrian Bank Ltd, Door No. 32, Ist Main Road Olympic Colony, Mugappair , Padi, Chennai - 600 050

Terms and Conditions of Auction

- 1) The intending bidders should submit their bids in the prescribed tender form in a sealed cover superscribing Sale " **M/s Chitiram Housing and Constructions Pvt Ltd, " and item number of the security property to be purchased** along with Earnest Money Deposit (EMD) by way of Demand draft favouring **The Catholic Syrian Bank Ltd, Padi** payable at Chennai on any working day from **14.03.2016 to 22.03.2016** during business hours directly to the Branch Manager, The Catholic Syrian Bank Ltd, Padi Branch. The DD number, date and bank's name should be superscribed on the cover. The tender form and letter of authority can be obtained from the Branch Manager, **The Catholic Syrian Bank Ltd, Padi branch** on any working day from **14.03.2016 to 22.03.2016** during business hours. The EMD is

refundable, if the bid is not successful. The EMD shall be liable for forfeiture without any prior notice if the successful bidder fails to adhere to the terms of sale, time and commit any default in any manner and the sale shall be conferred on the the person making highest offer/Tender/Bid .

- 2) Along with the tender form, the intending purchaser shall also attach a copy of the PAN card issued by the IT Department and also his /her identity proof and proof of residence.
- 3) The sealed tender will be opened by the Authorised Officer in the presence of available/attending applicants or their representatives. The authorised representatives must carry with themselves letter of authority in the prescribed format from the principal bidder with necessary document for identification. The Authorised Officer has absolute discretion to negotiate to raise the offered amount/permit interse bidding among the participants to get maximum revised offer/price for the property. The sale shall be considered only if the bid is above the reserve price and the sale is subject to confirmation by the Bank (Secured Creditor). The Authorised Officer has the absolute right to accept or reject the application or adjourn/postpone the sale without assigning any reason therefore and also to modify any terms and conditions of this sale without any prior notice.
- 4) The successful bidder shall deposit 25% (inclusive of Earnest Money Deposited) of the bid amount immediately on the sale being knocked down in his favour and the balance within fifteen days from the date of confirmation of sale. Payment is to be made in the form of Demand draft drawn in favour of The Catholic Syrian Bank Ltd, Padi payable at Chennai. In case of default, the entire amount deposited till then shall be forfeited without any prior notice.
- 5) The successful bidder should bear the charges/fees payable for conveyance such as stamp duty, registration fees etc as applicable as per law. The Bank will not be held responsible for any charges, lien, encumbrance, property tax or any other dues to the Government or anybody in respect of the property under sale and property will be sold on **“as is where is”** basis and **“as is what is”** condition and no representation and warranties are given by the Bank relating to encumbrances, statutory liabilities etc., and the prospective should satisfy themselves on the extent, title, ownership, and statutory approvals etc., before participating in the sale. The immovable property described herein above shall remain and be at the sole risk of the successful purchaser in all respects including loss or damage caused by fire, theft or other accidents and risk from the date of confirmation of sale by the Authorised Officer,.
- 6) This is a Notice to the Borrower and to the Public in general and this notice is issued without prejudice to any other remedy available to the secured creditor.

For further information contact ,The Catholic Syrian Bank Ltd , Padi Branch.
Contact No.s 044 – 26546854,26547481, 65166784

Place: Chennai

Date: 16.02.2016

(Kavitha Ramachandran)
The Authorised Officer & Chief Manager (Law)
The Catholic Syrian Bank Ltd